

ZONING AND BUILDING AGENDA

MARCH 15, 2005

THE ZONING BOARD OF APPEALS RECOMMENDATIONS

267279 DOCKET #7742 - SERGIO AGUIRRE, 11014 West Grand Avenue, Melrose Park, Illinois 60160; and MADELINE CUSTABLE, Owners, 11020 West Grand Avenue, Melrose Park, Illinois 60160; Application (No. A-04-05; Z04133). Submitted by Michael T. Del Galdo, Joseph M. Giglio & Associates, Ltd., 4830 Butterfield Road, Hillside, Illinois 60162. Seeking a MAP AMENDMENT from the R-5 Single Family Residence District to the R-8 General Residence District for a twenty (20) unit condominium building in Section 29 Leyden Township. Property consists of approximately ~~0.34~~ 0.69 of an acre located on the north side of Grand Avenue approximately 322 feet east of Pratt Avenue in Leyden Township. Intended use: Condominium development. **Recommendation: That application be granted.**

268665 DOCKET #7810 - HIGHLANDS PRESBYTERIAN CHURCH, Owner, 1901 West 58th Place, LaGrange, Illinois 60525, Application (No. MA-04-08; Z04186). Submitted by Alexander R. Domanskis, Boodell, Domanskis & Saipe, LLC, 205 North Michigan Avenue, Suite 4307, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the P-1 Public Land District to the R-4 Single Family Residence District for an existing church and residence and a companion Variance to divide one lot into two lots and on Lot 1 to reduce lot area from the minimum required 20,000 square feet to 15,000 square feet and to reduce left interior side yard setback from the minimum required 15 feet to 11 feet for existing church residence in Section 17 of Lyons Township. Property consists of approximately 1.855 acres located on the south side of West 58th Street, approximately 525 feet west of Laurel Avenue in Lyons Township. Intended use: Existing church residence.

Recommendation: That application be granted.

268666 DOCKET #7785 - HIGHLANDS PRESBYTERIAN CHURCH, Owner, 1901 West 58th Place, LaGrange, Illinois 60525, Application (No. V-04-162; Z04187). Submitted by Alexander R. Domanskis, Boodell, Domanskis & Saipe, LLC, 205 North Michigan Avenue, Suite 4307, Chicago, Illinois 60601. Seeking a VARIATION in the R-4 Single Family Residence District (if granted under companion A-04-08) to divide one lot into two lots and Lot 1 to reduce lot area from the minimum required 20,000 square feet to 15,000 square feet; and to reduce left interior side yard setback from the minimum required 15 feet to 11 feet for existing church residence in Section 17 of Lyons Township. Property consists of approximately 1.855 acres located on the south side of West 58th Street, approximately 525 feet west of Laurel Avenue in Lyons Township. Intended use: Existing church residence.

Recommendation: That application be granted.

268022 DOCKET #7777 - LUPE DELRIO, Owner, 4947 South Lotus Avenue, Stickney Township, Illinois 60638, Application (No. SU-04-14; Z04168). Submitted by The Central Stickney Fire Protection District, 4951 S. Lotus, Stickney Township, Illinois 60638. Seeking SPECIAL USE for UNIQUE USE (as amended) in the R-5 Single Family Residence District for a accessory parking lot to an adjacent fire house for Central Stickney Fire Protection District. Property consists of .14 of an acre located on the east side of Lotus Avenue, approximately 50 feet north of 50th Street in Stickney Township. Intended use: A parking lot for the fire house.

Recommendation: That application be granted.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

270062 DOCKET #7814 - J. PIECHA, Owner, Application: Variation to reduce left interior side yard setback from 10 feet to 6 feet for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the west side of Glendale Road, approximately 90 feet north of Central Road in Northfield Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

- 270063 DOCKET #7821 - S. AMU, Owner, Application: Variation to reduce front yard setback from 40 feet to 30 feet (existing foundation) for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.45 of an acre, located on the west side of Crawford Avenue, approximately 100 feet south of 206th Street in Rich Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 270064 DOCKET #7822 - L. PUIG, Owner, Application: Variation to reduce both interior side yard setbacks from 10 feet to 7 feet for a proposed addition and new attached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the west side of Hazelwood Lane, approximately 75 feet south of Fairlawn Drive in Maine Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 270065 DOCKET #7795 - W. NARSOLIS, Owner, Application: Variation to reduce lot width from 150 feet to 99 feet (existing) (as amended) for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately .95 of an acre, located on the east side of Central Avenue, approximately 200 feet south of 73rd Street in Bremen Township. **Recommendation: That the application be granted as amended.**
- Conditions: None
- Objectors: None
- 270066 DOCKET #7812 - A. & J. TINKER, Owners, Application: Variation to increase height of fence in front and corner side yard from 3 feet to 8 feet (denied) and increase height of fence in left interior side yard from 6 feet to 8 feet (existing) in the R-4 Single Family Residence District. The subject property consists of approximately .45 of an acre, located on the northwest corner of Oak Place and Meadow Lane in Maine Township. **Recommendation: To Deny, the variation request to increase height of fence in front and corner side yard from 3 feet to 8 feet. To Grant, the variation request to increase height of fence in left interior side yard from 6 feet to 8 feet (existing).**
- Conditions: None
- Objectors: None
- 270067 DOCKET #7813 - S. THOMAS, Owner, Application: Variation to reduce distance between shed and principal structure from 10 feet to 2.94 feet (existing) and reduce left interior side yard setback from 10 feet to 1.18 feet (existing) in the R-5 Single Family Residence District. The subject property consists of approximately .17 of an acre, located on the north side of William Avenue, approximately 174 feet east of Flora Avenue in Maine Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None

* The next regularly scheduled meeting is presently set for Wednesday, April 6, 2005.